117.0	0001	0003.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	639,500	/	639,500
USE VALUE:	639,500	/	639,500
ASSESSED:	639,500	/	639,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWANTON DANIEL REED
Owner 2:	GANTENHAMMER DIANE FRANCES
Owner 3:	
Street 1:	61 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COYLE KEVIN D & MELISSA L -
Owner 2:	-
Street 1:	61 DOTHAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1969, having primarily Aluminum Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6598.000	206,900		432,600	639,500
Total Card	0.151	206,900		432,600	639,500
Total Parcel	0.151	206,900		432,600	639,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.26 | /Parcel: 415.26

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 75153

GIS Ref

GIS Ref

Insp Date 09/14/18

!9071!

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	206,900	0	6,598.	432,600	639,500		Year end	12/23/2021
2021	101	FV	206,900	0	6,598.	432,600	639,500		Year End Roll	12/10/2020
2020	101	FV	206,900	0	6,598.	432,600	639,500	639,500	Year End Roll	12/18/2019
2019	101	FV	197,700	0	6,598.	426,400	624,100	624,100	Year End Roll	1/3/2019
2018	101	FV	193,900	0	6,598.	327,500	521,400	521,400	Year End Roll	12/20/2017
2017	101	FV	193,900	0	6,598.	309,000	502,900	502,900	Year End Roll	1/3/2017
2016	101	FV	193,900	0	6,598.	284,300	478,200	478,200	Year End	1/4/2016
2015	101	FV	179,100	0	6,598.	265,700	444,800	444,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:25:18

LAST REV

Date	Time
02/07/19	08:54:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9071

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COYLE KEVIN D &	72183-478	1	1/31/2019		699,000	No	No		
MIGNOSA CHARLES	51874-572		11/7/2008		388,500	No	No		
MIGNOSA/ETAL	23610-428		9/1/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	75153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2012	1029	Wood Dec	15,000					REPLACEMENT DECK
10/30/2002	908	Wood-Sto	1,600					

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
3/25/2000	Inspected	201	PATRIOT
2/9/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6598		Sq. Ft.	Site		0	70.	0.94	6									432,560						432,600	

Total AC/HA:	0.15147	Total SF/SM:	6598	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,560	Spl Credit		Total:	432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	30. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	30.5 %

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297677
Depreciation:	90791
Depreciated Total:	206885

COMMENTS

OTHER FIX= SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

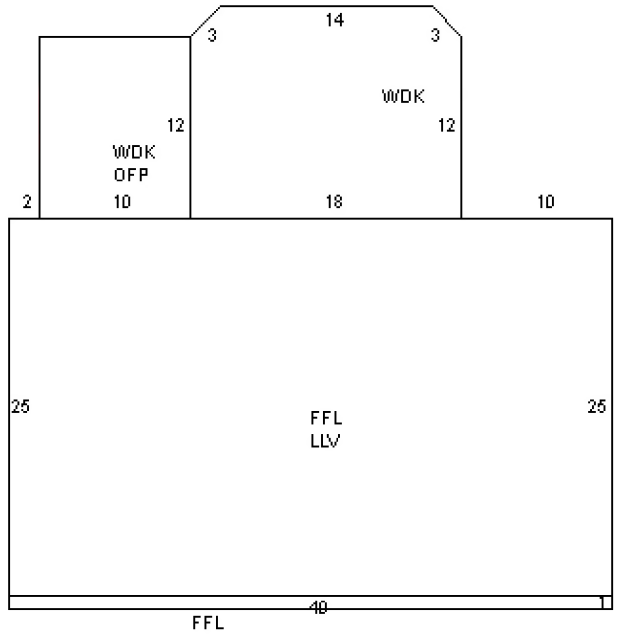
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.97
Special Features:	0	Val/Su Net:	81.84
Final Total:	206900	Val/Su SzAd	198.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	126.970	132,046
LLV	Lower Level	1,000	78.560	78,561
WDK	Deck	368	8.630	3,176
OFP	Open Porch	120	29.950	3,594

Net Sketched Area:	2,528			Total:	217,377
Size Ad	1040	Gross Area	2528	FinArea	1540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

117.0-0001-0003.B

IMAGE

AssessPro Patriot Properties, Inc